

CARL THOMAS
724 SCHOOL LANE
FOLCROFT PENNSYLVANIA 19032
Phone 215-478-2959
MYALFONZ@GMAIL.COM

UNITED STATE BANKRUPTCY COURT
EASTERN DISTRICT

CARL A THOMAS A/K/A CARL
THOMAS CARL ALPHONSO
THOMAS

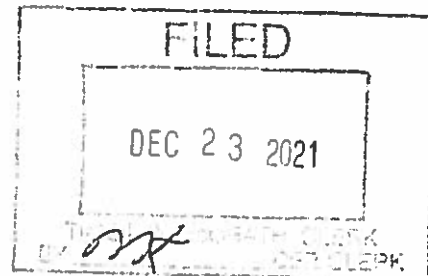
BEOTOR

IN RE

TRUSTEE

NO. 21-12770-mdc

MOTION FOR SUMMARY JUDGEMENT BASE OFF
FACTUAL EVIDENCE THAT CARL A THOMAS IS
THE CURRENT OWNER OF THE SUBJECTED
PROPERTY LOCATED AT 724 SCHOOL LANE
FOLCROFT PA, PARCEL NUMBER 20-00-01253-09,



MOTION FOR SUMARRY JUDGEMENT FOR
FAILIER TO ANSWER DEBTOR MOTIONS AND
AFFIDAVIT OF OWNERSHIP.

MOTION FOR SUMMARY JUDGEMENT BASE OFF FACTUAL EVIDENCE THAT CARL A THOMAS IS
THE CURRENT OWNER OF THE SUBJECTED PROPERTY LOCATED AT 724 SCHOOL LANE FOLCROFT
PA, PARCEL NUMBER 20-00-01253-09, - 1

1 HERE COMES DEBTOR (CARL A THOMAS) filed this petition for this Court to
2 GRANT judgement in favor of debtor and against Central Penn Capital
3 Management LLC and its attorney with fine, court cost, pain and suffering, loss
4 of income, sanction and restitution with punitive damage, Central Penn Capital
5 Management LLC and its attorney Kimberlin A Bonner violate the bankruptcy
6 code 362K (automatic stay) and did not file an answer to debtor motions.
7
8

9 1. The Debtor is Carl A Thomas a/k/a Carl Alphonso Thomas a/k/a Carl Thomas who own
10 and occupied a single-family dwelling located at 724 School Lane Folcroft Pennsylvania
11 19032 and in legal possession of his property since the Day of purchase August 30,
12 2002.
13

14 2. On October 08. debtor file for chapter 13 Bankruptcy protection for hardship, struggling
15 to make regular payment to his creditor and suspected scammers who trying to evict him
16 and steal his home with fraudulent documents file in the Delaware county trial court,
17 **Impersonate to be the bank lawyer.**
18

19 3. On October 07 to October 19, an unlawful criminal and illegal eviction take place at my
20 home located at 724 School Lane Folcroft Pennsylvania 19032, this unlawful illegal and
21 criminal eviction was file by Central Penn Capital Management LLC Attorney who has a
22 business address Located at **1817 OLDE HOMESTEAD LANE SUITE 101**
23 **LANCSTER PA 17601, PHONE NUMBER 717-859-3311.**
24

25 4. On October 12, and 13 2021, officer white who works at the Folcroft Police Department
26 came to my home and told me that to leave because I do not own this house and if he saw
27

28 MOTION FOR SUMMARY JUDGEMENT BASE OFF FACTUAL EVIDENCE THAT CARL A THOMAS IS
THE CURRENT OWNER OF THE SUBJECTED PROPERTY LOCATED AT 724 SCHOOL LANE FOLCROFT
PA, PARCEL NUMBER 20-00-01253-09, - 2

me back here, he is going to charge me for criminal trespassing and burglar, this officer knows me, and he filed false statement on me in the past.

5. On October 29, 2021, debtor got arrested and charge for burglar and criminal trespassing on his own property that he legally own since the Day of purchase August 30th, 2002, on a warrant charge that officer white falsely fabricate, Debtor spent 8 Days in prison and is out on bail after posting bail for \$1000.00.

6. On October 09, 2021, there was a trial held at the Bankruptcy court to enforce the automatic stay by video conference, Kimberly A Bonner, the attorney for Central Penn Capital Management LLC was contacted by phone and a trial take place by phone, during the trial **Kimberly A Bonner** repeatedly gave **false statements** to the Court that debtor is not the owner for the subjected property located at 724 School Lane Folcroft PA 19032 and that Central Penn Capital Management is the owner and that she will provide the court with the **DEED** if the court can reschedule the trial Date, the trial was reschedule for a later Date.

7. On October 14, 2021, Central Penn Capital Management and his attorney **Kimberly A Bonner** try to **STEAL** Debtor property located at 724 School Lane Folcroft PA 19032, by Record a sheriff **DEED** in the Delaware County Record office, the fraudulent sheriff deed attach to **EXHIBIT A**.

8. On November 1st, 2021, the **FRAUDULENT SHERIFF DEED GOT REJECTED BY THE DELAWARE COUNTY PUBLIC RECORD OFFICE AND THE DEED AND TITLE GOT RESTORED IN DEBTOR NAME.**

- 1 9. On November 1st, 2021, Central Penn Capital Management LLC and its Attorney
2 Kimberly A Bonner try to sell (**Liquidate**) Debtor property located at 724 School
3 Lane Folcroft Pennsylvania 19032 parcel number 20-00-01253-09, there was an
4 offer set to buy Debtor property on December 10, 2021, for **\$136,000.00** the
5 buyer agent is Jim Rice (**Compass Realter**) the evidence attach to **Exhibit B**
6
7
8 10. Debtor property is in full jurisdiction of the United State Bankruptcy Court since
9 the Date of filing October 8, 2021, Central Penn Capital Management and its
10 attorney repeatedly VIOLATE the BANKRUPTCY CODE (CONTEMPT THE
11 COURT ORDER OF THE AUTOMATIC STAY), Central Penn Capital
12 Management LLC is not a creditor and Debtor is not in any contract with it, this
13 court must used all its power to bring theses people to justice because they has
14 commit one of the biggest REAL ESTATE AND FINACIAL CRIME, FEDERAL
15 RACKETEERIG (R.I.C.O), they used the lower trial court to commit a fraudulent
16 criminal act.
17
18

19 **Conclusion:**

20
21 Wherefore: for all the foregoing reason that Debtor is the current owner for the subjected
22 property and in legal possession of his property the United State protect property owner under
23 the 14th Amendment and no State shall deprive any citizen from their property under the color of
24 Law.

25 Respectfully:

26 *Carl A Thomas*

27 Date:

28 *12/23/2021*

MOTION FOR SUMMARY JUDGEMENT BASE OFF FACTUAL EVIDENCE THAT CARL A THOMAS IS
THE CURRENT OWNER OF THE SUBJECTED PROPERTY LOCATED AT 724 SCHOOL LANE FOLCROFT
PA, PARCEL NUMBER 20-00-01253-09, - 4

CERTIFICATE OF SERVICE

I Carl A Thomas certify that I have serve a copy of this motion for summary judgment to the address listed below certify mail, regular mail, electronic mail and handheld delivery to the address listed below.

Kimberly A Bonner

11 East Chocolate Ave Suite 300

Hershey Pennsylvania 17033 Phone# 717-533-3280

&

Central Penn Capital Management LLC

1817 OLDE HOMESTEAD LANE SUITE-101

LANCASTER PA 17601 Phone# 717-859-3311

SINCE by: Carl Thomas 12/23/2021

MOTION FOR SUMMARY JUDGEMENT BASE OFF FACTUAL EVIDENCE THAT CARL A THOMAS IS THE CURRENT OWNER OF THE SUBJECTED PROPERTY LOCATED AT 724 SCHOOL LANE FOLCROFT PA, PARCEL NUMBER 20-00-01253-09, - 5

VERIFICATION

I Carl A Thomas a/k/a Carl Alphonso Thomas a/k/a Carl Thomas verify that the statements made in this foregoing pleading are true and correct to the of my knowledge, information and belief, I understand that false statements made herein are subject to the penalties of 18 PA. C.S Subsection 4904, relating to unsworn falsification to authorities.

Sign: *Carl Thomas*

Date: *12/23/2021*

EXHIBIT A

Attach to this exhibit is Debtor property card it has more information that an actual DEED, it is like a person birth certificate, there you will see the birth of the subjected property when it were built, sold, and who is the current owner, Debtor is the current owner, Central Penn Capital Management LLC try to steal Debtor property Three times, see October 14,2021 they try to make a DEED but it was REJECTED, and it was return to the rightful OWNER, Carl A Thomas.

Sincerely:



Date:

12/23/2021

*this is the deed that the scammers
kimberly A Bonner try to steal my
house, making a deed for central penn.
it was rejected -> see Property CARD*



8272595-0006

Book and Page

Robert A. Auclair, Esq.
Delaware County Recorder of Deeds
Government Center, Room 107
201 W. Front Street
Media, PA 19063
610-891-4152

Book-6754

Page-2043

Instrument Number: 2021078867
Volume/Page: RECORD BK 6754 PG 2043
Recorded Date: 10/14/2021 11:13:51 AM

Transaction Number: 885723
Collected By: carterd
Document Type: DEED
Document Page Count: : 5

Return To (Mail):
JAMES B NUTTER & COMPANSDC LAW OFFICES
ATTN-JANENE RIMOLO
11 E CHOCOLATE AVE -- STE 300
HERSHEY, PA 17033

Parcel ID: 20-00-01253-09

Fees:

RECORDING FEES:	\$37.50
AFFORDABLE HOUSING FEE:	\$18.00
COUNTY IMPROVEMENT FUND:	\$5.00
ACT 152 FEE:	\$15.00
JCS/ATJ FEE:	\$40.25
ADDITIONAL PAGE FEE:	\$2.00
ADDITIONAL PAGE FEE (AFF):	\$2.00
WRIT TAX:	\$0.50

Total Fees: \$120.25

Amount Paid: \$120.25

Amount Due: \$0.00

Instrument Number: 2021078867
Volume/Page: RECORD BK 6754 PG 2043
Recorded Date: 10/14/2021 11:13:51 AM

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2021 DEC 23 PM 3:02
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RESIDENTIAL PROPERTY RECORD CARD

DELAWARE COUNTY, PA

Situs : 724 SCHOOL LN

Parcel ID: 20-00-01253-09

Class: R-SINGLE FAMILY

Card: 1 of 1

Printed: November 30, 2021

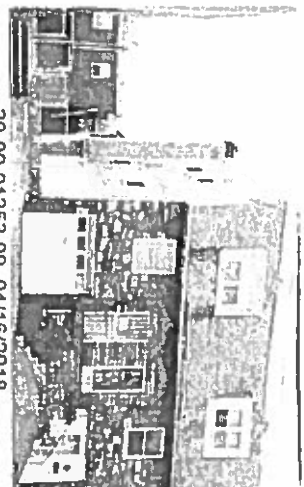
CURRENT OWNER

THOMAS CARL A
724 SCHOOL LN
FOLCROFT PA 19032

GENERAL INFORMATION

Living Units 1
Neighborhood 20R01000
Alternate Id 20-05 -346-000
Vol / Pg 6754/2043
District 20
Zoning
Class 01

Property Notes



20-00-01253-09 04/16/2018

AG LAND USE N

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	2,660 SF			24,200

Total Acres: .0611

Entrance Information

Date	ID	Entry Code	Source
11/18/96	JRP	Info Al Door	Owner
07/02/18	EXH	Adv Reviewed	Other

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	24,200	24,200	24,200	0	24,200
Building	95,140	95,140	84,760	0	95,140
Total	119,340	119,340	108,960	0	119,340

Value Flag MARKET APPROACH
Manual Override Reason
Base Date of Value
Effective Date of Value

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/14/21	1		Excluded From Market	6754/2043		THOMAS CARL A
04/06/21	1		Excluded From Market	6670/33262		THOMAS CARL
02/05/19	65,542	Land & Building	Tyler Invalid	6280/1049		THOMAS CARL A A/K/A
04/05/18	71,000	Land & Building	Tyler Invalid	6149/0180		CENTRAL PENN CAPITAL MGMT LLC
09/04/02	95,000		Excluded From Market	2517/1490		THOMAS CARL ALPHONSO
11/28/73			Old Sale Not Applica	488/0479		DOBBINS JOHN M ETUX

Current Owner: CARL A THOMAS
Book-6754
Page-2043

Situation: 724 SCHOOL LN

Parcel Id: 20-00-01253-09

Class: R-SINGLE FAMILY

Card: 1 of 1

Printed: November 30, 2021

Dwelling Information

Style: 1w m
 Story height: 2
 Attic: None
 Exterior Walls: Aluminum
 Masonry Trim: x
 Color:
 Year Built: 1964
 Eff Year Built:
 Year Remodeled:
 Amenities: Walkout Basement
 In-law Apt: Yes

Basement

Basement: Full
 FBLA Size: x
 Rec Rm Size: 320
 Heating & Cooling: Central W/Ac
 Heat Type: Gas
 Fuel Type: W/M Air
 System Type:
 # Car Bsm't Gar: 0
 FBLA Type:
 Rec Rm Type:
 Fireplaces:
 Stacks: 1
 Openings: 1
 Pre-Fab:
 Room Detail:
 Full Baths: 1
 Half Baths: 1
 Extra Fixtures: 2
 Bath Type:
 Bath Remod: No

Adjustments

Unfinished Area:
 Unheated Area:
 Grade & Depreciation:
 Market Adj:
 Functional:
 Economic:
 % Good Ovr:
 Condition: Average
 CDU: AVERAGE
 Cost & Design: 0
 % Complete: 100

U.S. BANKRUPTCY COURT

Dwelling Computations

Base Price: 141,600
 Plumbing: 2,510
 Basement: 0
 Heating: 5,410
 Attic: 0
 Other Features: 16,680
 Subtotal: 166,200
 Ground Floor Area: 640
 Total Living Area: 1,280
 Dwelling Value: 84,760

Building Notes

Outbuilding Data

Line Type	Size 1	Size 2	Area	Qty	Yr Bld	Grade	Condition	Value

Condominium / Mobile Home Information

Complex Name Condo Model	Number	Unit Type	Unit Location	Unit View	Model Make (MH)

Comparable Sales Summary

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
20-00-01253-65	27-MAR-19	144,000	1,360	10	1975	C
20-00-01253-70	21-FEB-19	136,000	1,404	10	1975	C
20000146600	27-OCT-18	109,900	1,152	14	1956	C
20000028701	05-JUN-19	139,900	1,296	10	1992	C
20000157268	03-JUN-19	101,000	1,296	14	1958	C

DO NOT DETACH



8272595-C006

Robert A. Auclair, Esq.
Delaware County Recorder of Deeds
Government Center, Room 107
201 W. Front Street
Media, PA 19063
610-891-4152

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PREPARED BY:

Mr. Carl A Thomas A/k/a Carl Alphonso Thomas
724 School Ln
Folcroft, Pennsylvania 19032

AFTER RECORDING RETURN TO:

Mr. Carl Thomas
724 School Ln
Folcroft, Pennsylvania 19032

PARCEL ID #:
20-00-01253-09

GENERAL WARRANTY DEED

THIS DEED, dated , is made by and between Mr. Carl A Thomas A/k/a Carl Alphonso Thomas, the "Grantor," located at 724 School Ln, Folcroft, Pennsylvania 19032 in the County of Delaware, and Mr. Carl Thomas, the "Grantee," whose legal address is 724 School Ln, Folcroft Pennsylvania 19032, located in the County of Delaware.

WITNESS, that the Grantor, for and in consideration for the total sum of **1.00 DOLLARS**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs, and assigns forever, all the real property, together with any improvements thereon, located in Delaware County and in the State of Pennsylvania, herein described as follows:

Full legal description: 724 School Lane Folcroft PA, 19032, and legally described as: ALL THAT CERTAIN LOT OR PIECE OF GROUND with the building and IMPROVEMENTS there on Erected, SITUATED in the BOROUGH of FOLCROFT COUNTY OF DELAWARE STATE OF PENNSYLVANIA and described according to a Conveyance Plan Known as "DELMAR VILLAGE", said Plan made by Damon and Foster, Civil Engineers Dated January 31 1963 and Revised December 13, 1963, as follows, to wit: BEGINING at a point on the Southwesterly side of School Lane (formerly Marsh Road) (60 feet wide) said point being measured by the two following courses and distances from a point of curve on the southwesterly side of Delmar Drive (60 feet wide) (1) leaving Delmar Drive on the arc of a circle curving to the right having a radius of 25 feet the arc distances of 47.36 feet to a point of Tangent on the Southwesterly side of School Lane and (2) South 26 degree 06 minutes East along the said side of School Lane 334.86 feet to the point of beginning CONTAINING IN FRONT or breadth Southeastwardly along the side of School Lane 25 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to School Lane the Northwestery being partly through the Wall 105.00 feet BEING No. 63 as shown on the above mentioned plan, BEING No. 724 School Lane. SAID PROPERTY BEING PURCHASE BY Carl Alphonso Thomas August 30th 2002, and TITLE WAS REINSTATE February 05, 2019, repurchase price was \$65,542.00

ALSO, known by the street address of 724 School Ln, Folcroft, Pennsylvania 19032 and assessor's schedule or parcel number 20-00-01253-09.

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.

HEREBY releasing and waiving all rights under and by virtue of the laws of the State of .

TO HAVE AND TO HOLD the said premises for the aforesaid tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or anyway appertaining, to the only proper use, and benefit of the said GRANTEE, forever, in fee simple.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

GRANTOR

GRANTEE

Carl A Thomas A/K/A Carl
(Grantor Signature) Alphonso Thomas

Carl Thomas
(Grantee Signature)

724 School Ln
Folcroft, Pennsylvania 19032

724 School Ln
Folcroft, Pennsylvania 19032

Signed in our presence:

Carl Thomas
(Witness #1 Signature)

Carl Alphonso Thomas
(Witness #2 Signature)

Carl Thomas Jr
(Witness #1)

Carl Alphonso Thomas A/K/A
(Witness #2)

FILED
2021 DEC 23 PM 2:32
U.S. BANKRUPTCY COURT

State of Pennsylvania

SS.

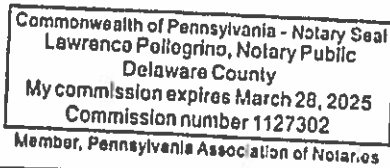
County of Delaware

The foregoing instrument was acknowledged before me on , by Mr. Carl A Thomas A/k/a Carl Alphonso Thomas, the "Grantor" personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.

Lawrence P. Pollogrino
(Notary Public Signature)

Notary Commission Expires:



FILED
2021 DEC 23 PM 2:32
U.S. BANKRUPTCY COURT

2000012530910000350740000357900000393698

529802-000001

COPY

DELAWARE COUNTY, PENNSYLVANIA - REAL ESTATE TAX BILL

BILLING DATE	PROPERTY ID NUMBER		ASSESSMENT	TAX-RATE	BANK-ID
02/01/2021	20-00-01253-09	1	119,340	2.999	
DISCOUNT		FACE		PENALTY	
DUE BY	AMOUNT OF TAX	DUE BY	AMOUNT OF TAX	DUE BY	AMOUNT OF TAX
04/01/2021	\$350.74	06/01/2021	\$357.90	12/31/2021	\$393.69

2021

THOMAS CARL A
724 SCHOOL LN
FOLCROFT PA 19032

PROPERTY/LOCATION/DESC/SIZE

724 SCHOOL LN
2 STY HSE GAR
25 X 105



RETURN THIS PORTION IF RECEIPT DESIRED

^DETACH HERE^

^DETACH HERE^

IF TAXES ARE PAID BY MORTGAGE COMPANY, PLEASE FORWARD BOTH COPIES TO COMPANY
MAKE CHECKS PAYABLE TO DELAWARE COUNTY TREASURER

You may use any of the below listed methods for payment of taxes:

1. Use the enclosed return envelope to expedite payment of your taxes.
 - a. The original tax bill must be submitted with your payment to insure timely and proper credit to your account.
 - b. If you desire a receipt, enclose both copies with a self-addressed stamped envelope.
 - c. Mail to Treasurer of Delaware County, P.O. Box 1886, Media, PA 19063-8886
2. Pay at any Delaware County TD Bank branch.
 - a. If you desire a receipt, both copies must be presented at bank.
3. Pay at the Court House in Media between 8:30 AM and 4:30 PM

Payment Periods indicated on tax bill.

1. Discount Period - A 2% discount had been calculated and is allowed on taxes paid within 2 months of the date billed.
2. Face Period - Taxes paid from 2 to 4 months after billing date must be paid at the assessed (face) amount.
3. Penalty Period - If paid after 4 month period, a 10% penalty must also be paid.

Taxes not paid by December 31 of the current year will be liened to the Tax Claim Bureau.

If you should have questions concerning your tax bill, please contact the Self-Tax Collection Department at the Government Center Building in Media, PA - Phone 610-891-4277, 4278.

The ORIGINAL tax bill must be submitted with your payment of taxes to insure timely and proper credit to your account.

If you desire a receipt, enclose both forms (original and copy) with stamped self-addressed envelope.

vDETACH HEREv

vDETACH HEREv

2000012530910000350740000357900000393698

ORIGINAL

DELAWARE COUNTY, PENNSYLVANIA - REAL ESTATE TAX BILL

BILLING DATE	PROPERTY ID NUMBER		ASSESSMENT	TAX-RATE	BANK-ID
02/01/2021	20-00-01253-09	1	119,340	2.999	
DISCOUNT		FACE		PENALTY	
DUE BY	AMOUNT OF TAX	DUE BY	AMOUNT OF TAX	DUE BY	AMOUNT OF TAX
04/01/2021	\$350.74	06/01/2021	\$357.90	12/31/2021	\$393.69

2021

THOMAS CARL A
724 SCHOOL LN
FOLCROFT PA 19032

PROPERTY/LOCATION/DESC/SIZE

724 SCHOOL LN
2 STY HSE GAR
25 X 105



DELAWARE COUNTY TAX CLAIM BUREAU ESTIMATED TAX STATEMENT

U.S. BANKRUPTCY COURT
 DT520PADEL
 Rev. 01/18
 7:23 PM 2:32

Delq Year : 2016 Type: ANNUAL Cert :
 Parcel No : 20-00-01253-09
 Owner1 : THOMAS CARL A Owner2 :
 Property Location : 724 SCHOOL LN Desc : 2 STY HSE GAR
 Date : 11/30/2021 Balance Due as of : 11/2021



DELINQUENT REAL ESTATE TAXES

		BILLING	PENALTY	INTEREST	TOTAL DUE
COUNTY	CHG	481.60	48.16	3.97	533.73
ASSMT: 86000	PAY/ADJ	481.60	48.16	3.97	533.73
	NET	0.00	0.00	0.00	0.00
SCHOOL	CHG	3,114.73	311.47	25.70	3,451.90
	PAY/ADJ	3,114.73	311.47	25.70	3,451.90
	NET	0.00	0.00	0.00	0.00
MUNICIPALITY	CHG	524.60	52.46	4.33	581.39
ASSMT: 86000	PAY/ADJ	524.60	52.46	4.33	581.39
	NET	0.00	0.00	0.00	0.00
COST	CHG	64.00	0.00	0.00	64.00
	PAY/ADJ	64.00	0.00	0.00	64.00
	NET	0.00	0.00	0.00	0.00
TOTAL	CHG	4,184.93	412.09	34.00	4,631.02
	PAY	4,184.93	412.09	34.00	4,631.02
	NET	0.00	0.00	0.00	0.00

Full Payment Received

RD BK06280-1049

DT-DEED

2019005296 02/05/2019 11:31:07 AM:1

REC'D FEB 5 12 25



DELAWARE
COUNTY

20-FOLCROFT \$0.00

RECORDER OF DEEDS

Wells Fargo Bank, N.A. s/b/m to Wachovia
Bank, N.A.

COURT OF COMMON PLEAS
DELAWARE COUNTY

v.

Carl A. Thomas a/k/a Carl Alphonso Thomas

No. CV-2013-007976

ORDER

AND NOW, this 33rd day of January 2019, upon consideration of Defendant's Petition to Set Aside Sheriff's Sale of Real Estate, and any response thereto, it is hereby ORDERED and DECREED that:

1. the *in rem* foreclosure judgment that this Court granted in favor of Plaintiff and against Defendant on or about May 14, 2014 and in the amount of \$65,542.12 is hereby declared to be VOID ABINITIO;

2. the Sheriff's Sale of the real property located at 724 School Lane Folcroft, PA 19032 (the "Property") that occurred on January 10, 2018 is hereby declared to be VOID ABINITIO;

3. title to the Property is hereby restored to Defendant; and

4. a certified copy of this Order shall be recorded with the Delaware County Recorder of Deeds.

BY THE COURT:

J.

CERTIFIED A TRUE AND CORRECT
COPY FROM THE RECORD
THIS 5 DAY OF February A.D. 2019
ANGELA L. MATTHEW
OFFICE

PARID: 20000125309
THOMAS CARL A

PROPERTY LOCATION:
724 SCHOOL LN

Parcel

Current owner CARL A Thomas

Site Location: 724 SCHOOL LN
Legal Description: 2 STY HSE GAR
25 X 105
Map Number: 20-05 -346:000
Municipality: 20 FOLCROFT
School District: S11 - Southeast Delco
Property Type: 01 - Taxable Residential
Homestead Status - Next School Bill Cycle: No
Homestead Status - Current School Bill Cycle: No
Homestead %
Homestead Approved Year
Additional Info: -
Veteran's Exemption: No

Owner

Name(s) THOMAS CARL A
Name(s)
Care Of
Mailing Address 724 SCHOOL LN
Mailing Address
Mailing Address FOLCROFT PA 19032

Current Owner

Name THOMAS CARL A
Name
Address 724 SCHOOL LN
City FOLCROFT
State PA
Zip Code 19032-

Owner History

Owner	Book	Page	Sale Date	Sale Price
THOMAS CARL A	6754	2043	10-14-2021	1
THOMAS CARL	6670	3262	04-06-2021	1
THOMAS CARL A A/K/A	6280	1049	02-05-2019	65542
CENTRAL PENN CAPITAL MGMT LLC	6149	0180	04-05-2018	71000
THOMAS CARL ALPHONSO	2517	1490	09-04-2002	95000
DOBBINS JOHN M ETUX	488	0479	11-28-1973	

*Reinstatement
Price*

Original Current Year Assessment

Type of Assessment	Assessment Value	Assessment Date	Reason for Change	Comment
01-Taxable Residential	\$119,340		-	

County Tax Receivable

Tax Year	Billing Year	Billing Period	Billing Date	Face Amount Due	Discount Posted	Penalty Posted	Fees Posted	Payment Posted	Balance	Pay Date	Type
2021	2021	Original	02/01/2021	357.90					357.90		
2020	2020	Original	02/01/2020	469.65		46.97		-516.62	0.00	12/14/2020	Penalty
2019	2019	Original	02/01/2019	469.65	-9.39			-460.26	0.00	03/28/2019	Discount
2018	2018	Original	02/01/2018	481.60	-9.64			-471.96	0.00	04/17/2018	Discount
2017	2017	Original	02/01/2017	481.60		48.16			529.76		

Delinquent Tax

No Outstanding Delinquent Amounts Found On File

EXCLUDES: Trash, Sewer, and other Local Fees

Tax Sale Information

EXHIBIT B

This exhibit has a copy of the Scammers adds (Central Penn Capital Management LLC} trying to steal Debtor house, they put it up for sale on November 1st 2021, someone offer \$136,000.00 the buyer real-estate agent name is Jim Rice, This is the biggest Fraudulent business practice in the U.S.A RIPPING OFF THE AMERICAN FAMILY and it must be report to the F.B.I (FEDERAL BUREAU OF INVESTIGATION).

Sincerely:

Carl Thomas

Date:

12/23/2021

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DELAWARE



Rescheduling Notice

Commonwealth of Pennsylvania
v.
Carl A. Thomas

Mag. Dist. No: MDJ-32-2-40
MDJ Name: Honorable Steven A. Sandone
Address: 11 Bartram Avenue
Glenolden, PA 19036
Telephone: 610-583-6646

Carl A. Thomas
724 School Ln
Folcroft, PA 19032-1723

Docket No: MJ-32240-CR-0000227-2021
Case Filed: 10/12/2021
Comp/Cit #: 20211012M0009
OTN: R 183051-1

NEED FBI
- Lock DEBtor up Just to steal

Your Role: Defendant

Charge(s)	
18 § 3502 §§ A2 (Lead)	Burglary - Overnight Accommodation, No Person Present
18 § 3503 §§ B.1II	Criminal Trespass/Simple Trespasser
18 § 3503 §§ B.1III	Criminal Trespass/Simple Trespasser

A Preliminary Hearing was previously scheduled on December 7, 2021/ 8:45 AM in the above-captioned case. It has been rescheduled to be held on/at:

Date: Tuesday, January 18, 2022	Place: Magisterial District Court 32-2-40 11 Bartram Avenue Glenolden, PA 19036 610-583-6646
Time: 8:45 AM	

Continuance requested by Carl A. Thomas
Reason: Defendant Not Ready

Notice To Defendant

A complaint has been filed charging you with the offense(s) set forth above and on the attached copy of the complaint. If you fail to appear at the time and place above without cause, you will be deemed to have waived your right to be present at any further proceedings before the Magisterial District Judge and the case will proceed in your absence. If any of the charges against you are held for court, a request for a bench warrant against you will be transmitted to the Court of Common Pleas.

At the preliminary hearing you may:

1. Be represented by counsel;
2. Cross-examine witnesses and inspect physical evidence offered against you;
3. Call witnesses on your behalf other than witnesses to testify to your good reputation only, offer evidence on your behalf and testify;
4. Make written notes of the proceeding, or have your counsel do so, or make a stenographic, mechanical, or electronic record of the proceedings.

If the case is held for court and if you fail to appear without cause at any proceeding for which your presence is required, including trial, your absence may be deemed a waiver of your right to be present, and the proceeding, including the trial, may be conducted in your absence.

If you cannot afford to hire an attorney, one may be appointed to represent you. Please contact the office of the Magisterial District Judge for additional information regarding the appointment of an attorney. If you have any questions, please call the above office immediately. Should you fail to appear for your preliminary hearing, a warrant will be issued for your arrest.

December 07, 2021

Date

Steven A. Sandone

Magisterial District Judge Steven A. Sandone



If you are disabled and require a reasonable accommodation to gain access to the Magisterial District Court and its services, please contact the Magisterial District Court at the above address or telephone number. We are unable to provide transportation. You can make case payments online through Pennsylvania's Unified Judicial System web portal. Visit the portal at <https://ujportal.pacourts.us/epay> to make a payment.

POLICE CRIMINAL COMPLAINT

Docket Number CR-227-21	Date Filed 10/12/21	OTN/LiveScan Number 2183057-1	Complaint/Incident Number 20211012M0009
Defendant Name	First CARL	Middle	Last THOMAS

AFFIDAVIT of PROBABLE CAUSE

On Tuesday October 12th 2021 at 10:23 hours the Folcroft Police received a call to respond to 724 School Lane for a report of a burglary in progress.

Folcroft Police responded and found a male inside of the garage to 724 School Lane, this male was identified as Carl THOMAS. Police were advised by Central Penn Capital Management LLC that they are the current owner of 724 School Lane and that THOMAS was evicted on October 7th 2021 by the Delaware County Sheriff's Office per court order from the Court Of Common Pleas of Delaware County.

Later on October 12th 2021, your affiant, Detective White did receive paperwork from Central Penn Capital Management LLC stating that they were previously granted ownership 724 School Lane and that THOMAS was in fact evicted on October 7th 2021 and THOMAS was advised by Sheriff's that he was forbidden from entering this property.

Believing that THOMAS was properly evicted and that he was verbally told that he is forbidden from entering 724 School Lane in the Borough of Folcroft, I ask that a warrant be issued for CARL THOMAS.

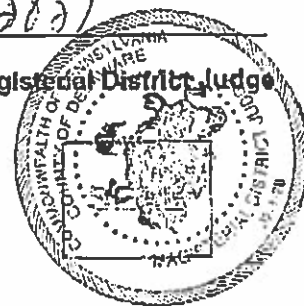
I, **CORPORAL DANIEL WHITE (57)**, BEING DULY SWORN ACCORDING TO THE LAW, DEPOSE AND SAY THAT THE FACTS SET FORTH IN THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

I CERTIFY THAT THIS FILING COMPLIES WITH THE PROVISIONS OF THE CASE RECORDS PUBLIC ACCESS POLICY OF THE UNIFIED JUDICIAL SYSTEM OF PENNSYLVANIA THAT REQUIRE FILING CONFIDENTIAL INFORMATION AND DOCUMENTS DIFFERENTLY THAN NON-CONFIDENTIAL INFORMATION AND DOCUMENTS.


(Signature of Affiant)

Sworn to me and subscribed before me this 12 day of Oct., 2021
10-12-21 Date At Folcroft, Magisterial District Judge

My commission expires first Monday of January, 2022



< Folcroft

HOUSE Thief
SCAMMERS

See All

Last check for updates: about 2 hours ago

Listed by Laurel D Eadline

The Noble Group, LLC, (717) 859-3311

Bought with: James P Rice, Compass RE, (610) 822-3356

Source: Bright MLS, MLS#PADE2009370 bright

Notice Date:
12/17/2021

Price History for 724 School Ln

Date	Price	Event	Source
12/10/2021	\$135,677	Sold	Bright MLS #PADE2009370
11/10/2021	\$136,000	Pending	Bright MLS #PADE2009370
11/03/2021	\$109,900	Listed For Sale	Bright MLS #PADE2009370
04/05/2018	\$71,000	Sold	Public Records
11/03/2012	\$120,000	ListingRemoved	Agent Provided
06/26/2012	\$120,000	PriceChange	Agent Provided
05/03/2012	\$149,900	Listed For Sale	Agent Provided
10/24/2011	\$155,000	ListingRemoved	Agent Provided
10/21/2011	\$155,000	Listed For Sale	Agent Provided

< Folcroft



09/04/2002

\$95,000

Sold

Public Records

▼

Property Taxes and Assessment

Year	2021
Tax	\$4,548
Assessment	\$119,340

Home facts updated by county records

Price Trends

For homes in 19032

*Based on the Trulia Estimate ⓘ

\$166,890

Typical home value

This home: \$135,677 23% below*

\$143

Typical Home Value by sqft

Price trends provided by third party data sources.

Assigned Schools

These are the assigned schools for 724 School Ln.

Delcroft School

K-8 Public 673 Students
Southeast Delco School District

Ac

9-12
Sou



GreatSchools Rating

Parent Rating Average